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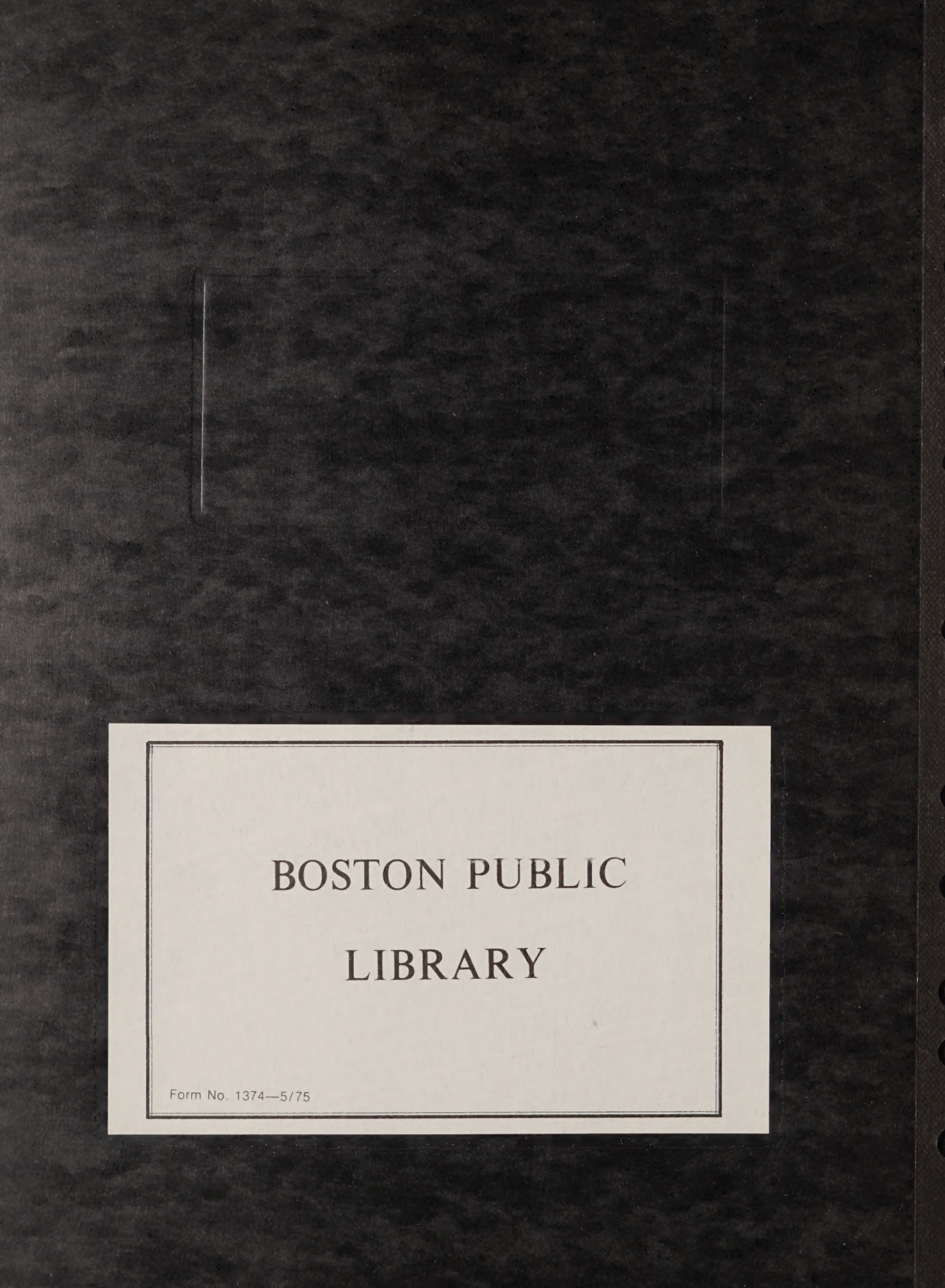
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FISCAL IMPACT OF DEVELOPMENT IN BOSTON, 1975-81

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The following charts, tables, and list detail nearly $2.2 billion of non-municipal (mainly private) realty development completed during the 1975-81 period. Slightly less than half of this investment is subject to the property tax, one-quarter makes 121A payments, one-eighth contributes under payment in-lieu-of tax contracts, and one sixth is fully exempt. Eleven million square feet of office space and more than nine thousand dwelling units were built or upgraded during these past seven years. Institutional expansion and 121A development have been growing in both absolute and relative terms.

Context of the Results and the Work

The direct fiscal contribution of significant large projects such as the two hundred seven itemized here for 1975-1981 represents only part of development's impact. The "real" tax base of market values has also grown an unknown amount through many small property rehabilitation, conversion, and above-standard maintenance efforts. Improvements to Boston's sixty-seven thousand one, two, and three family homes will be small when viewed individually, but may add to millions of dollars annually. (Five hundred dollars of additional insulation for each of two thousand homes adds a million dollars of physical value.) Only a fraction of the construction expenditures for apartment to condominium conversions is listed in this report. Improved market conditions comprise another set of active tax base growth factors. Despite population loss over the last decade, the number of Boston households has increased, bringing new demand pressures to bear on housing stock values. Rising demand for office space has reduced vacancies and pushed rents, profits, and values up. Finally, municipal services and capital expenditures have helped some local values through site and neighborhood improvements. The cumulative effect of these factors is greater than their sum since they tend to work together in multiplicative fashion.

The billion dollars of taxable major development completed during the 1975-1981 period is a significant addition to Boston's tax base. It is nineteen percent of the 1980 State Revenue Department equalized value estimate of $5.24 billion. Adjusting for further inflation, it would be more than seven to ten percent of the ten to fourteen billion dollar tax base that Office of Property Equalization Director, Arthur Shea, foresees for next year's revaluation. The Authority's role in managing the 121A and institutional development PILOT programs has enabled the City to establish payment or service contracts tied to seventy percent of the $1.16 billion of "property tax exempt" growth.

This summary of fiscal development impacts is part of a continuing Research Department work program on development and Boston's tax base. Other elements are: provisional estimates of Boston's tax base, the residential market value index, the influence of condo conversion on market values, the effects of improved market conditions and development on commercial values, and the relationship between development fiscal benefits and "2½". The update and automation of the information in this report is also on our agenda. A computerized development file will aid staff operations and improve the quality and timeliness of management information.

Fiscal Profile of Seven Years' Major Development

Table I summarizes $2.2 billion of realty investment completed 1975-1981. The 207 projects comprising this total are itemized in the attached list "Fiscal Status of Boston Development" labeled "Appendix I-JJ" for the Central Boston report. While less than half of this investment adds to the City's tax base, only sixteen percent of development expenditures occurred without some legal or contractual payment mechanism:

Fiscal Status of Boston Development
Completed 1975-1981

			Other Exempt	
	Taxable	121A	PILOT	Other
% Projects	49%	24	12	15
% Cost	47	25	12	16

The following chart shows that taxable development has been the exception, rather than the rule since 1977. The worth of annually completed 121A projects has grown fairly steadily between 1975 and 1982 (projected, see list) and exempt development has proceeded at an even pace. Taxable completions follow closely the path of commercial development. Ninety percent of office development costs have been taxable and these account for seventy-six percent of taxable completions. Ninety-six percent of taxable value added through major development took place in Central Boston.

Physical Profile of Seven Years' Major Development

Chart I shows that institutional expansion has been the leading component of Boston development completed since 1977. Medical (includes Harvard's MATEP) construction expenditures total only slightly less than residential over the 1975-81 period. Cyclical commercial development is once more on the rise, however, paced by major new completions over the next few years and growing rehab activity.

Table II demonstrates the growing trend toward office rehab. In 1975 five new office buildings were completed totalling 5,213,000 square feet at a cost of $481 million (1980 constant dollars). No office rehab is listed for that year. In 1976-77 four new buildings added 2,301,500 square feet and three rehab efforts upgraded 400,000 square feet. Completions in 1978-80 were 8,200 square feet new in one building and 1,325,700 square feet rehabbed in fourteen buildings. For 1981-82 the estimates call for three new completions totalling 1,082,000 square feet and twenty renovations at 1,600,900. The State Transportation Building and 53 State Street will add 1,850,000 feet in 1983, and while rehab completions may not approach this figure, 185,000 square feet scheduled for completion then are already underway.

SUMMARY OF
1975-1981 BOSTON DEVELOPMENT BY FISCAL STATUS AND DEVELOPMENT TYPE

	Central Boston				Neighborhoods				City Totals By Type of Development
	121A	Other Exempt	Taxable	Total	121A	Other Exempt	Taxable	Total	
Office									
# Developments	2	2½*	34½*	39	-	-	-	-	39
Square Feet	340,000	670,000	9,995,700	11,005,700	-	-	-	-	11,005,700
$1,000s (1980)	28,704	55,641	773,413	857,758	-	-	-	-	857,758
Retail									
# Developments	4	1	24	29	1	-	4	5	34
Square Feet	319,800	215,000	568,000	1,102,800	4,000	-	79,500	83,500	1,186,300
$1,000s (1980)	41,656	12,685	33,908	88,249	236	-	5,412	5,648	93,897
Medical									
# Developments	2[1]	7	-	9[1]	-	3[2]	-	3[2]	12[3]
Square Feet	60,500	1,974,600	-	2,035,100	-	855,000	-	855,000	2,890,100
$1,000s (1980)	190,000	161,580	-	351,580	-	73,280	-	73,280	424.860
Cultural									
# Developments	-	13	6	19	-	3	1	4	23
Size	-	-	-	-	-	-	-	-	-
$1,000s (1980)	-	41,778	2,574	44,352	-	16,434	2,680	19,114	63,466
Industrial									
# Developments	-	1	1	2	-	10	2	12	14
Square Feet	-	105,000	160,000	265,000	-	749,000+	120,500	869,500+	1,134,500+
$1,000s (1980)	-	2,840	2,360	5,200	-	28,444	11,318	39,762	44,962
Hotel									
# Developments	-	-	4	4	-	1	-	1	5
Rooms	-	-	1,738	1,738	-	270	-	270	2,008
$1,000s (1980)	-	-	68,217	68,217	-	19,170	-	19,170	87,387
Educational									
# Developments	-	6[4]	-	6[4]	-	4[+]	-	4[+]	10[4+]
Square Feet	-	694,500	-	694,500	-	1,324,000	-	1,324,000	2,018,500
$1,000s (1980)	-	44,170	-	44,170	-	103,080	-	103,080	147,250
Residential									
# Developments	21[5]	1	23	45[5]	22	7	9	38	83[5]
Dwelling Units	2,558	110	1,588	4,256	3,396	923	600	4,919	9,175
$1,000s (1980)	112,668	5,896	84,875	203,439	174,702	47,043	32,069	253,814	457,253
TOTAL # DEVELOPMENTS	29	31½	92½	153	23	28	16	67	207[6]
TOTAL COST	373,028	324,590	965,347	1,662,965	174,938	287,451	51,479	513,868	2,176,833
CITY TOTALS BY FISCAL STATUS									
# DEVELOPMENTS	52	59½	108	207[6]					
TOTAL COST	547,966	612,041	1,016,826	2,176,833					

Note: All money figures are in thousands of dollars at 1980 prices.

+ Signifies that these square footage figures do not include all developments.

* The "half" development is the Blue Cross/Blue Shield building which is partly exempt and partly taxable as condominium offices.

1 Plus garage parking for 634 cars and Medical Area Total Energy Plant.

2 Plus garage parking for 400 cars.

3 Plus garage parking for 1,034 cars and Medical Area Total Energy Plant.

4 Plus dormitory housing for 390 students.

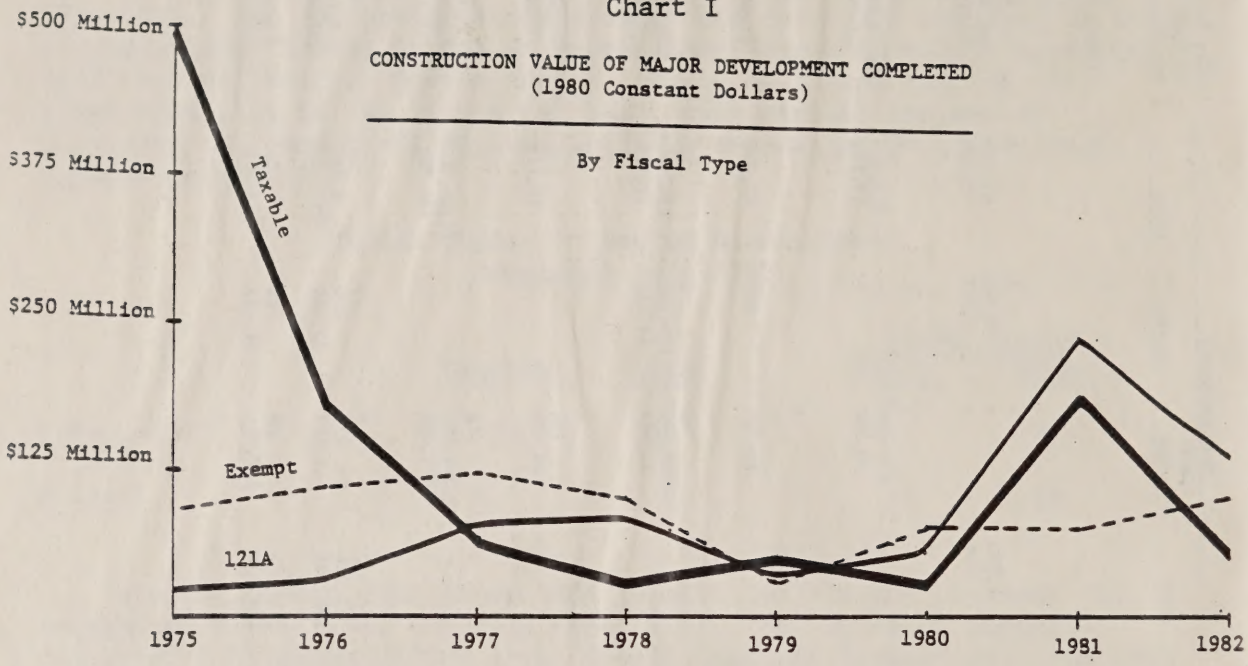
5 Plus garage parking for 350 cars.

6 Total number of developments does not equal row and column sums due to multiple listing of multi-use developments.

Chart I

CONSTRUCTION VALUE OF MAJOR DEVELOPMENT COMPLETED
(1980 Constant Dollars)

By Fiscal Type



By Development Type

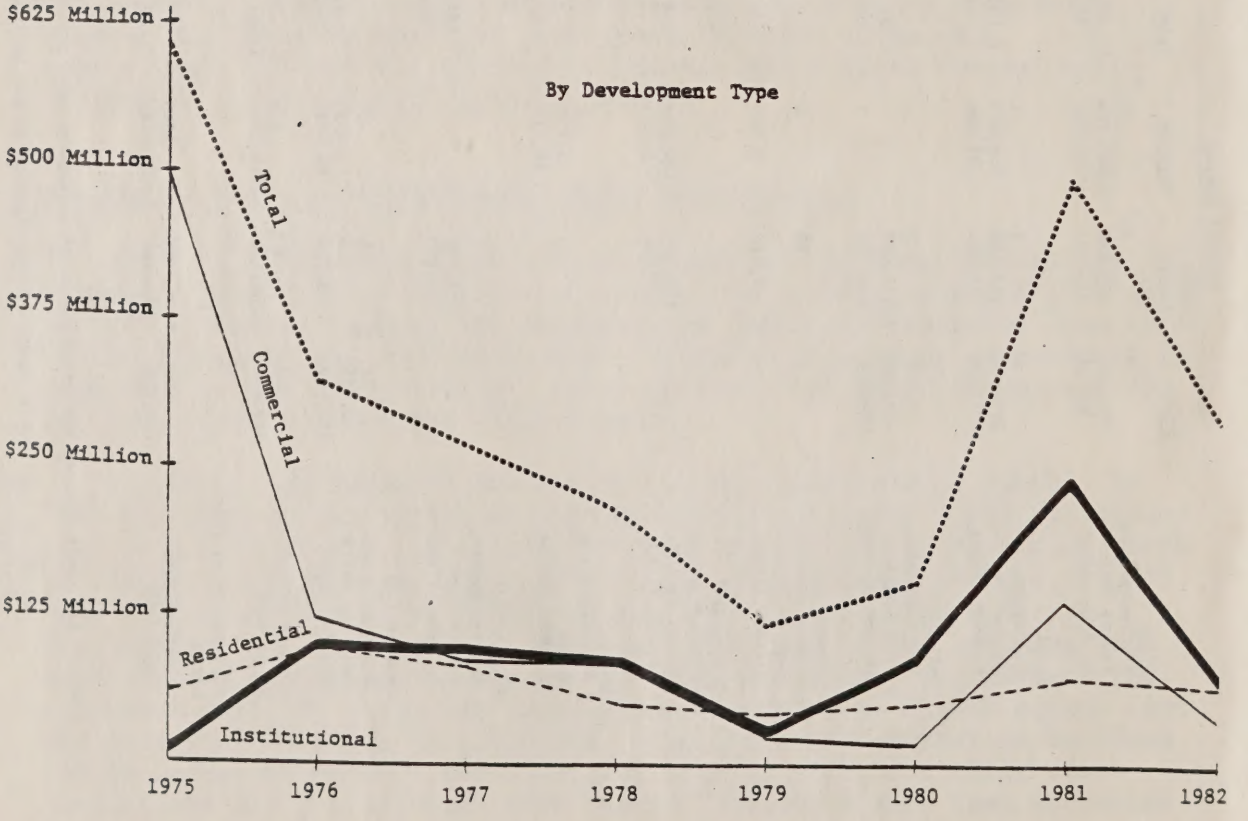
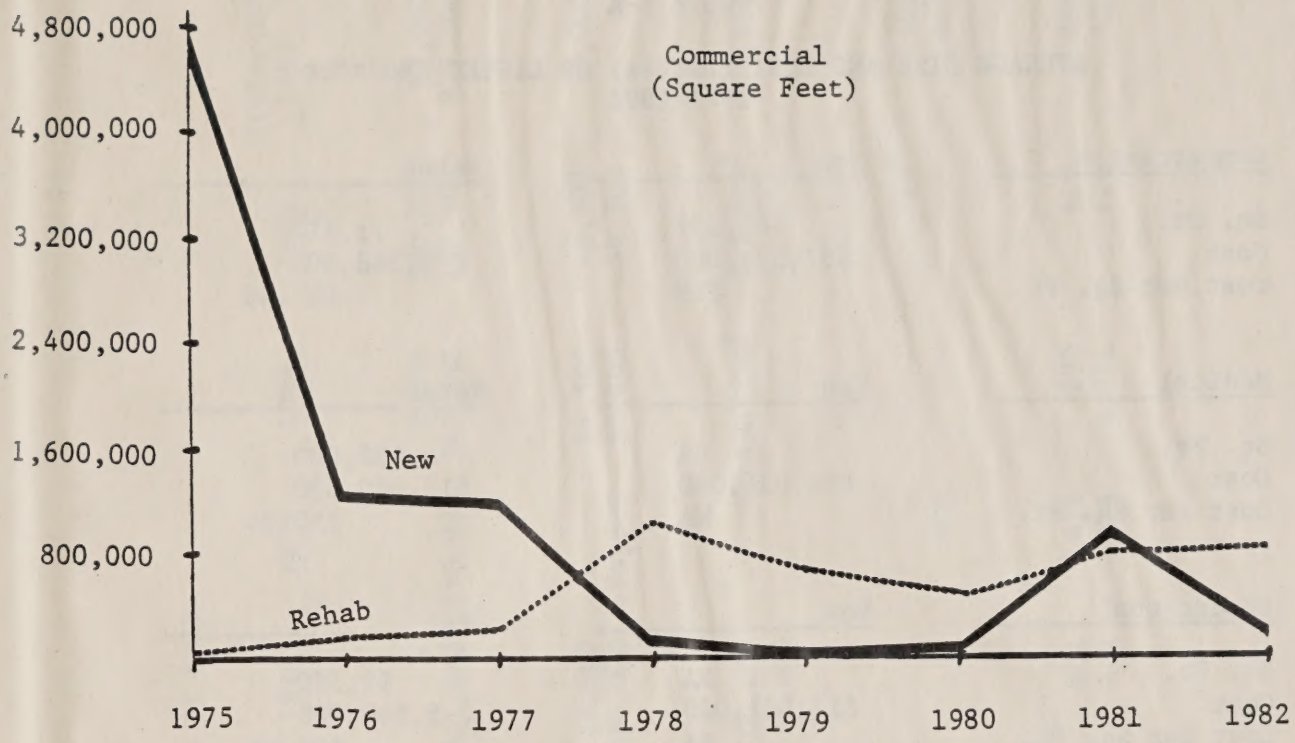
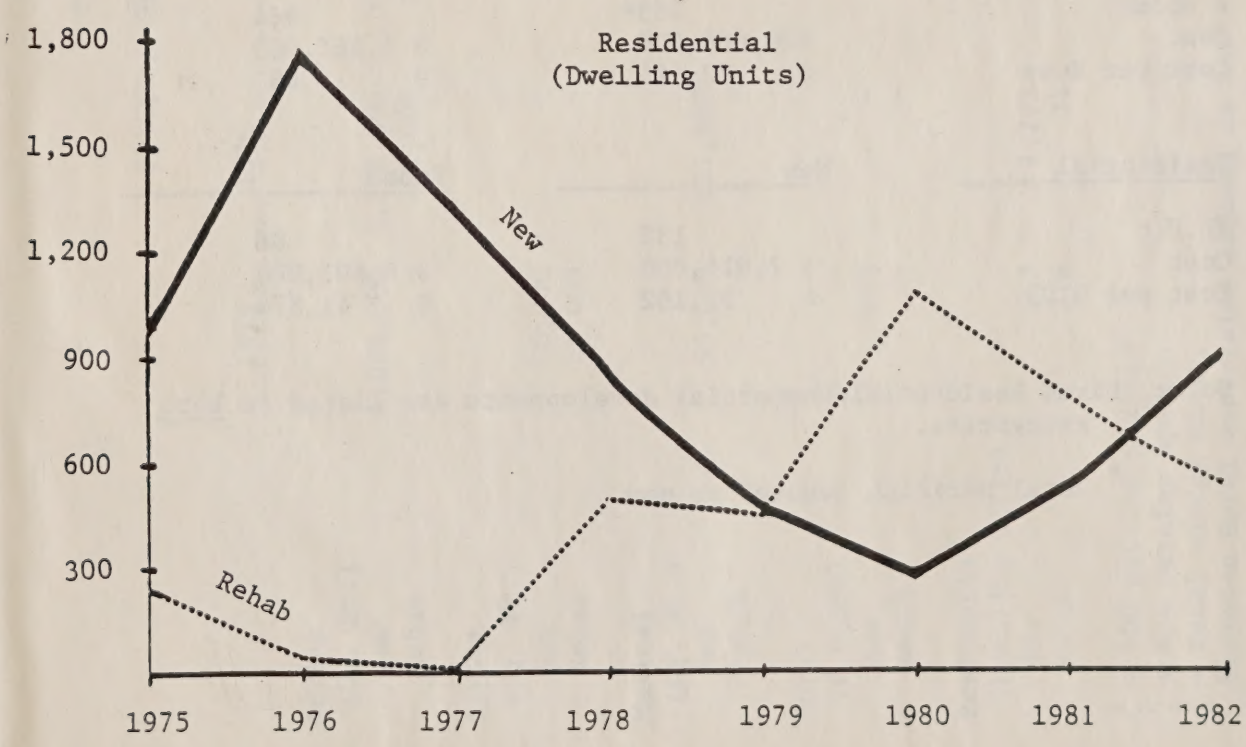


Chart II

PHYSICAL AMOUNT OF DEVELOPMENT COMPLETED



Note: Commercial is comprised of Office and Retail space.



Note: Residential does not include Hotel.

Table I-A

AVERAGE SIZE AND COST (1980$s) OF LISTED PROJECTS
1975-1982

Commercial	New	Rehab
Sq. Ft.	422,057	75,157
Cost	$37,526,000	$ 3,568,000
Cost per Sq. Ft.	$89	$47.48

Medical	New	Rehab
Sq. Ft.	NA	432,000
Cost	$34,956,000	$12,980,000
Cost per Sq. Ft.	NA	$30.04

Educational	New	Rehab
Sq. Ft.	NA	92,500
Cost	$17,031,000	$ 5,500,000
Cost per Sq. Ft.	NA	$59.46

Hotel	New	Rehab
# Rooms	285*	664
Cost	$20,660,000	$ 6,565,000
Cost per Room	$ 72,491	$ 9,887

Residential	New	Rehab
#D.U.s	132	86
Cost	$ 7,016,000	$ 3,601,000
Cost per D.U.	$ 53,152	$ 41,874

Note: Mixed Residential/Commercial developments are listed in both categories.

* Hotel Meridian counted as new.

Table II

PHYSICAL COMPLETIONS BY YEAR

	1975	1976	1977	1978	1979	1980	1981	Projected 1982
Office (Sq. Ft.)								
New	4,673,000	1,278,500	1,023,000	-	-	8,200	990,000	92,000
Rehab	-	200,000	200,000	321,000	610,900	393,800	767,300	833,600
Retail (Sq. Ft.)								
New	70,000	-	10,000	86,000	-	14,500	48,000	30,000
Rehab	66,000	-	50,000	654,000	83,500	52,800	51,500	-
Medical (Sq. Ft.)								
New	99,000	811,600[1]	-	400,000	-	860,500[2]	287,000[3]	396,100
Rehab	-	-	-	432,000	-	-	-	-
Hotel (# rooms)								
New	698	-	-	-	-	-	710[4]	600
Rehab	-	-	-	-	900	-	-	428
Residential (Dwelling units)								
New	942	1,773	1,341	861	474	290	529[5]	896
Rehab	216	34	-	482	474	1,076	779	531

[1] + 400 parking spaces.
[2] + 634 parking spaces.
[3] + total energy plant.
[4] Meridian Hotel conversion classed as new.
[5] + 350 parking spaces.

Appendix Table I-JJ

FISCAL STATUS OF BOSTON DEVELOPMENT
1975 - 1980

COMMERCIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
Office	1975	Stone & Webster	245 Summer Street/Downtown	910,000 SF	$ 59,150,000			X
		Hancock Tower	Back Bay	2,000,000 SF	130,000,000			X
		Shawmut Bank	One Federal Street	1,103,000 SF	71,695,000			X
		50 Staniford Street	Government Center	200,000 SF	13,000,000			X
		Blue Cross-Blue Shield Building	100 Summer Street	1,000,000 SF	65,000,000		P	X
Retail	1975	* Kennedy's	CBD	40,000 SF	2,000,000			X
		Star/Osco Mall	Hyde Park	50,000 SF	2,500,000			X
		* Exeter Theatre & Restaurant	Newbury & Exeter Streets/Back Bay	26,000 SF	1,300,000			X
		Tufts Garage	South Cove	20,000 SF	1,000,000			X
MEDICAL	1975	B.U. Medical Center, Dental School	South End	99,000 SF	3,500,000		X	
CULTURAL	1975	Whites of Their Eyes & Where's Boston	Prudential Center/60 State Street		200,000			X
		* Bunker Hill Commission Museum	Charlestown		100,000		X	
		* Berkelee Performance Center	Massachusetts Ave./Back Bay		1,000,000		P	
		* Boston Reperatory Theatre	Boylston Place		100,000		X	
INDUSTRIAL	1975	New England Nuclear (EDIC)	Albany Street/South End	105,000 SF	2,000,000		P	
HOTEL	1975	Hilton Addition (Massport)	Logan Airport	270 rooms	13,500,000		P	
		Sheraton Addition	Prudential Center	428 rooms	21,400,000			X
RESIDENTIAL	1975	Lanfall West	East Boston	59 DUs	2,360,000			X
		Sumner Street NDP-I (Family/BHA)	East Boston	20 DUs	800,000		X	
		Heritage Apartments (Sumner St. elderly/BHA)	East Boston	281 DUs	11,200,000		X	
		* East Boston Community Assoc.	East Boston	96 DUs	3,840,000	X		
		Larkin House R-71	Charlestown	6 DUs	240,000			X
		X-44 Austin/Lawrence	Charlestown	7 DUs	280,000			X
		Parcel R-53A	Charlestown	6 DUs	240,000			X
		Amy Lowell House	West End	152 DUs	6,080,000			X
		Concord House Associates	South End	181 DUs	4,487,000	X		

Appendix Table I-JJ (continued 2)

	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
RESIDENTIAL (cont'd)	1975	& Chauncy House	Central	87 DUs	$ 3,560,000	X		
		* Vendome Hotel conv.	Back Bay	120 DUs	4,800,000			X
		Rockingham Glen	West Roxbury	143 DUs	5,720,000	X		
COMMERCIAL Office	1976	* 82 Devonshire Street	Downtown	200,000 SF	7,000,000			X
		Federal Reserve Building	600 Atlantic Avenue	1,138,500 SF	73,970,000			X
		Charlestown Savings Bank	55 Summer Street/Downtown	140,000 SF	9,100,000	X		
MEDICAL	1976	Beth Israel Feldberg Building	Fenway	176,490 SF	12,000,000		X	
		Carney Hospital Garage	Dorchester	400 spaces	1,000,000		X	
		Massachusetts Eye & Ear Phase II	West End	133,610 SF	7,000,000		X	
		Deaconess, Kennedy Building	Fenway	78,500 SF	4,500,000		X	
		Faulkner Hospital	Jamaica Plain	423,030 SF	44,000,000		X	
EDUCATIONAL	1976	Northeastern University/Stearns Building	Fenway	32,500 SF	2,000,000		X	
CULTURAL	1976	* Fenway Park rehab	Fenway		2,000,000			X
		* Old State House/Faneuil Hall Rehab	Government Center		2,000,000		X	
		Museum of Afro-American History/Dudley	Roxbury		200,000		X	
		* National Park Service Headquarters	15 State Street/Central		300,000		X	
		Ironside National Park	Charlestown		1,200,000		X	
RESIDENTIAL	1976	* Battery/Comm. Conv.	North End	34 DUs	1,360,000			X
		Waterview Apartments	South Boston	49 DUs	1,960,000			X
		Cabot Estates	Jamaica Plain	40 DUs	1,600,000			X
		Shore Plaza East	East Boston	380 DUs	15,200,000			X
		Chin Housing R-60	Charlestown	16 DUs	640,000			X
		Charles River Park D	West End	710 DUS	28,400,000			X
		R-4 Quincy Towers	South Cove	96 DUs	3,840,000	X		
		& Mercantile Wharf	Waterfront	121 DUs	4,840,000	X		
		Parcel C-2 Elderly (BHA)	Waterfront	110 DUs	4,400,000		X	
		Forbes Building Elderly (Jamaica Pl. Ass)	Jamaica Plain	147 DUs	5,880,000	X		
		Turnkey Elderly (BHA)	West Roxbury	104 DUs	4,160,000		X	

Appendix Table I-JJ (continued 3)

COMMERCIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
Office	1977	* 77 N. Washington Street	North End	110,000 SF	$ 2,000,000			X
		Fiduciary	175 Federal Street	200,000 SF	13,000,000	X		
		60 State Street	Government Center	823,000 SF	45,500,000			X
		* South Market Building	Quincy Market	90,000 SF	4,500,000		P	
Retail	1977	* Waterfront scattered sites	Waterfront	50,000 SF	2,500,000			X
		Shawmut Bank Retail	CBD	10,000 SF	500,000			X
EDUCATIONAL	1977	Harvard Business School	Brighton	1,324,000 SF	60,000,000		P	
		Boston State College Tower Building	Roxbury	350,000 SF	15,000,000		X	
RESIDENTIAL	1977	Corey Road Elderly (BHA)	Allston/Brighton	225 DUs	9,000,000		X	
		Scattered Sites	Allston/Brighton	4 DUs	160,000			X
		Mission Park	Mission Hill	774 DUs	44,416,000	X		
		C-2-B Elderly (Ansonia House Assoc.)	Waterfront	151 DUs	5,800,000	X		
		Cliffmont Elderly (BHA)	Roslindale	119 DUs	4,760,000		X	
		L Street Elderly (BHA)	South Boston	68 DUs	2,720,000		X	
COMMERCIAL	1978							
Office		* Ten Post Office Square	Downtown	201,000 SF	5,000,000			X
		* 7 Water Street	Downtown	40,000 SF	1,200,000			X
		* North Market Building	Quincy Market	80,000 SF	3,200,000		P	
Retail		* Thompson Square	Charlestown	10,000 SF	500,000			X
		& Woodbury Building	East Boston	4,000 SF	200,000	X		
		* Sherman's & Osco Drug	CBD	40,000 SF	2,000,000			X
		* Barnes & Noble	CBD	20,000 SF	1,000,000			X
		Charlestown Shopping Mall	Charlestown	80,000 SF	4,000,000			X
		Border Street (Tello's)	East Boston	6,000 SF	300,000			X
		* Jordan Marsh Redesign	CBD	300,000 SF	34,000,000	X		
		* "The Corner"	CBD	65,000 SF	3,250,000			X
		* Faneuil Hall	Quincy Market	215,000 SF	10,750,000		P	
MEDICAL	1978	* Harvard Community Health Plan	Kenmore Square/One Fenway Plaza	432,000 SF	11,000,000		P	
		Sidney Farber Cancer Institute	Medical Area	400,000 SF	34,000,000		X	

Appendix Table I-JJ (continued 4)

	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
EDUCATIONAL	1978	Bunker Hill Comm. College/Library & Cafe	Charlestown	127,000 SF	$ 6,000,000		X	
CULTURAL	1978	Kennedy Library	Columbia Point		12,000,000		X	
		* Strand Theatre	Dorchester		1,700,000		X	
		*Boston Shakespeare Co./Horticultural Hall	Massachuessets and Huntington Avenues		100,000		X	
		* Opera Company of Boston (Savoy)	539Washington Street		200,000			X
		* Next Move Theatre	Boylston Place		100,000			X
		* Modern Theatre	523 Washington Street		200,000			X
INDUSTRIAL	1978	* Teradyne Corp.	South Station	160,000 SF	2,000,000			X
		* Brasswell,Marlyn,Caldar;Bldg.18,32,53	South Boston/BMIP	570,000 SF	4,000,000		P	
		Site Preparation (EDIC)	South End/Cross Town Ind. Park		2,000,000		P	
		* Job Training Center, Bldg.49 (EDIC)	South Boston/BMIP		1,300,000		P	
RESIDENTIAL	1978	& Symphony Towers East & West	Fenway	404 DUs	12,650,000	X		
		Victory Gardens	East Boston	87 DUs	2,402,000	X		
		* 42 Mt. Vernon Street	Back Bay/Beacon Hill	13 DUs	520,000			X
		* 101 Mt. Vernon Street condo	Back Bay/Beacon Hill	5 DUs	200,000			X
		South End Settlement	South End	15 DUs	600,000			X
		* Children's Services	Back Bay/Beacon Hill	6 DUs	240,000			X
		East Coast Development	Waterfront	23 DUs	920,000			X
		& Woodbury Building(Woodbury Cunard Asso.)	East Boston	41 DUs	1,200,000	X		
		* San Marco Condo	Waterfront	65 DUs	2,600,000			X
		& Casas Borinquen (Borinquen Assoc.)	South End	36 DUs	1,150,000	X		
		&* Blackstone School	West End	176 DUs	5,800,000	X		
		* Bowdoin School	Back Bay/Beacon Hill	35 DUs	994,000	X		
		* Franklin Square House (St.James Assoc.)	South End	182 DUs	3,300,000	X		
		& Mission Park	Jamaica Plain	255 DUs	10,200,000	X		
COMMERCIAL Office	1979	* One McKinley Square	Downtown	36,000 SF	2,200,000			X
		* Chadwick Leadworks Building	184 High Street	53,100 SF	1,600,000			X
		* United Way Building	87 Kilby Street	63,800 SF	1,600,000			X
		* 10 Post Office Square	Downtown	177,000 SF	4,400,000			X
		* 100 Franklin Street	Downtown	100,000 SF	3,000,000			X
		* 18 Tremont Street	Downtown	181,000 SF	4,000,000			

Appendix Table I-JJ (continued 5)

COMMERCIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
Retail	1979	* Park Square Building Arcade	Park Square	50,000 SF	2,000,000			X
		& Anderson Park	Beacon Hill	6,000 SF	400,000	X		
		* 226-232 Newbury Street	Back Bay	7,000 SF	300,000			X
		* Western Avenue	Brighton	20,500 SF	1,200,000			X
EDUCATIONAL	1979	Northeastern Dormitory	Fenway	390 students	4,000,000		P	
		U. Mass Gymnasium	Columbia Point		12,000,000		X	
CULTURAL	1979	* Museum Wharf	Fort Point Channel		6,600,000		O	
		Aquarium Park	Waterfront		700,000		X	
		* Institute of Contemporary Art	Back Bay		100,000		P	
INDUSTRIAL	1979	Site Preparation (EDIC)	Dorchester/Alsen-Mapes Ind. Park		1,000,000		P	
		Digital Equipment Plant/Phase I (EDIC)	South End/Cross Town Inc. Park	62,000 SF	6,000,000		P	
		Air Freight Forwarding Terminal	East Boston	25,500 SF	10,200,000			X
HOTEL	1979	* Sheraton Boston	Prudential Center	900 rooms	8,100,000			X
RESIDENTIAL	1979	& Exeter Towers I	Back Bay	96 DUs	4,700,000	X		
		Casa Maria	North End	75 DUs	2,700,000	X		
		* Keystone Apartments	Dorchester	223 DUs	9,240,000	X		
		Woodbourne Housing	Jamaica Plain	75 DUs	2,900,000	X		
		* SARI	Fenway	20 DUs	400,000			X
		* Weld School/Apt. Conv.	Roslindale	14 DUs	525,000	X		
		&* Anderson Park Apt. Conv.	Beacon Hill	89 DUs	2,250,000	X		
		Edison Green	Dorchester	108 DUs	3,230,000	X		
		Madison Park III	Roxbury	120 DUs	6,030,000	X		
		* San Marco Condo Conv.	North End	60 DUs	2,000,000			X
		* 55-65 North Washington Street	North End	16 DUs	900,000			X
		* 226-232 Newbury Street	Back Bay	24 DUs	800,000			X
		* McLaughlin Elevator Factory	North End	28 DUs	1,500,000			X
COMMERCIAL	1980							
Office		* Hamilton Realty	27 State Street/Downtown	21,000 SF	750,000			X
		& 37 Newbury Street	Back Bay	8,200 SF	800,000			X
		* 33 Broad Street	Downtown	38,800 SF	1,200,000			X
		* International House	125-131 Pearl Street	27,000 SF	850,000			X
		&* 126 Newbury Street	Back Bay	27,000 SF	850,000			X
		* Paine Furniture Building	6 St. James Avenue	280,000 SF	9,000,000			X

Appendix Table I-JJ (continued 6)

COMMERCIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
Retail	1980	& 37 Newbury Street	Back Bay	2,500 SF	$ 200,000			X
		& Exeter Towers I	Back Bay	12,000 SF	1,000,000	X		
		* Back Bay Racquet Club	Columbus Avenue	28,000 SF	1,500,000			X
		* Eddie Bauer	510 Boylston Street	15,000 SF	700,000			X
		&* Stearns Building	140 Tremont Street	8,000 SF	400,000			X
		&* Commercial Block	Waterfront	1,800 SF	100,000	X		
MEDICAL	1980	Brigham & Women's Hospital Center & Lab.	Medical Area	800,000 SF	60,000,000		X	
		Materials Handling Center (Servicenter)	Medical Area	60,500 SF 634 parking	10,000,000	X		
EDUCATIONAL	1980	* New England School of Law	Stuart Street; Park Square	56,000 SF	2,500,000		P	
		B.C. Dormitory	Brighton		9,800,000		O	
CULTURAL	1980	* Metropolitan Center (Music Hall)	Theatre District		4,200,000		P	
		* Schubert	Theatre District		1,500,000			X
INDUSTRIAL	1980	* Guardian Corp.	145 North Beacon/Brighton	95,000 SF	200,000			X
RESIDENTIAL	1980	Blake Estates Phase I	Hyde Park Avenue	175 DUs	6,330,000	X		
		Blake Estates Phase II	Hyde Park Avenue	88 DUs	3,300,000	X		
		* Back of the Hill	100 S. Huntington Ave./Jamaica Plain	125 DUs	5,900,000	X		
		* Marcus Garvey Apartments	Roxbury	161 DUs	6,184,000	X		
		&* Commercial Block	Waterfront	34 DUs	1,500,000	X		
		&* Stearns Building	Downtown	140 DUs	3,000,000	X		
		* Harvard School Conv. (Chtwn.Ec.Dev.Cou.)	Charlestown	30 DUs	1,145,000	X		
		* Mason Place Elderly (Herald Building)	Downtown	129 DUs	3,000,000	X		
		* Peterborough Street Housing	Fenway	220 DUs	6,706,000	X		
		* Schoolhouse 77 Apt. Conversion	Mattapan	118 DUs	5,100,000	X		
		* Charles Perkins School	Fenway	16 DUs	600,000			X
		* Adams Nervine Condo Conversion	Jamaica Plain	44 DUs	2,200,000			X
		* Union Wharf Condo Conversion	Waterfront	59 DUs	2,400,000			X
		Union Wharf Condo Townhouses	Waterfront	27 DUs	1,890,000			X

Appendix Table I-JJ (continued 7)

COMMERCIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
Office	1981	& Old Federal Reserve Site	One Post Office Square	740,000 SF	$ 70,000,000			X
		& 50 Milk Street	Downtown	250,000 SF	23,000,000			X
		* Harbor Plaza (Sheraton Building)	470 Atlantic Avenue/Waterfront	335,000 SF	20,000,000			X
		&* Parcel 13	Boylston Street/Fenway	4,300 SF	200,000			X
		* N.E. Telephone Building	245 State Street/Waterfront	217,000 SF	10,000,000			X
		* 190 High Street	Downtown	10,000 SF	300,000			X
		&* 161 Devonshire Street	Downtown	55,000 SF	2,000,000			X
		* 120-130 Water Street	Downtown	10,000 SF	300,000			X
		* 54 Kilby Street	Downtown	2,000 SF	50,000			X
		&* Eldredge Building	376 Boylston Street	20,000 SF	700,000			X
		* Salada Tea/Berkeley Place	155 Berkeley Street/Back Bay	103,000 SF	3,600,000			X
		* 1 Bromfield Street	Downtown	11,000 SF	350,000			X
Retail	1981	& Old Federal Reserve Site	One Post Office Square	20,000 SF	2,000,000			X
		& Dock Square Garage	Quincy Market	17,000 SF	1,500,000			X
		& 50 Milk Street	Downtown	11,000 SF	1,000,000			X
		&* Eldredge Building	376 Boylston Street	17,000 SF	600,000			X
		&* 161 Devonshire Street	Downtown	5,500 SF	200,000			X
		&* 126 Newbury Street	Back Bay	6,000 SF	250,000			X
		* 118 Newbury Street	Back Bay	6,000 SF	250,000			X
		&* Parcel 13	Boylston Street/Fenway	3,000 SF	200,000			X
		* Dorchester Lower Mills	Dorchester	3,000 SF	200,000			X
MEDICAL	1981	Mass. General Ambulatory Care Center	West End	287,000 SF	25,000,000		X	
		Medical Area Total Energy Plant	Medical Area		180,000,000	X		
EDUCATIONAL	1981	B.C. Dramatic Arts Center	Brighton		4,000,000		O	
		Suffolk University	Beacon Hill	129,000 SF	8,500,000		P	
CULTURAL	1981	* Metropolitan Center Phase II(Music Hall)	Theatre District		2,000,000		P	
		* Wilbur Theatre	Theatre District		200,000			X
		Museum of Fine Arts Wing	Fenway		21,000,000		X	

Appendix Table I-JJ (continued 8)

INDUSTRIAL	YEAR	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
	1981	Royal Label (EDIC)	Dorchester/Alsen-Mapes Ind. Park	20,000 SF	$ 400,000		P	
		O'Connell Seafood (EDIC)	South Boston/BMIP	17,000 SF+	9,000,000		P	
		* Pier 5 (EDIC)	South Boston/BMIP		2,000,000		P	
		Water and Fire Systems (EDIC)	South Boston/BMIP		185,000		P	
		* PX Engineering, Building 31 (EDIC)	South Boston/BMIP	80,000 SF	600,000		P	
HOTEL	1981	* Meridien	One Post Office Square	330 rooms	23,000,000			X
		Ritz-Carlton Addition	Arlington Street/Back Bay	80 rooms	6,000,000			X
		* Parker House	Downtown	300 rooms	3,000,000			X
RESIDENTIAL	1981	LaVictoria (ETC Dev. Corp.)	W.Newton Street/South End	190 DUs	12,500,000	X		
		* St. Botolph Terrace	351-367 Mass. Avenue/Fenway	52 DUs	1,746,000	X		
		* Charlestown Navy Yard	Charlestown	368 DUs	24,800,000	X		
				350 parking				
		&* Parcel 13 (B&M Assoc.)	Boylston Street/Fenway	36 DUs	2,000,000	X		
		& Ritz-Carlton Condos	Back Bay	54 DUs	4,400,000			X
		* Summer Street Elderly (BHA)	Hyde Park	106 DUs	3,500,000		X	
		* 15,29,&33 Sleeper St. Conversion	Fort Point Channel	88 DUs	4,800,000			X
		Cabot Estates Phase II	Jamaica Plain	28 DUs	1,500,000			X
		Westland Avenue Associates	Fenway	97 DUs	6,900,000	X		
		Fort Avenue Townhouses	Roxbury	14 DUs	1,100,000			X
		AD/TEMPS Associates	Adams, Templeton St./Dorchester	73 DUs	3,500,000	X		
		Taurus at Fountain Hill	St. James, Akron Street/Roxbury	73 DUs	3,270,000	X		
		* Boston Rehab Associates	Fenway, Allston	129 DUs	4,200,000	X		
COMMERCIAL Office	1982							
		& Devonshire Towers	Downtown	92,000 SF	8,300,000	X		
		* 45 Milk Street	Downtown	65,000 SF	3,000,000			X
		* 88 Broad Street	Downtown	60,000 SF	2,000,000			X
		* 10 Liberty Square	55 Kilby Street	18,000 SF	700,000			X
		* Appleton Building/1 Liberty Square	110 Milk Street	151,000 SF	7,000,000			X
		* 268 Summer Street (Safdi)	Fort Point Channel	67,000 SF	3,000,000			X
		* 530 Atlantic Avenue (Russia Wharf)	Fort Point Channel	94,500 SF	3,300,000			X
		* 270 Congress Street (Russia Wharf)	Fort Point Channel	65,100 SF	2,000,000			X
		* Church Green I	Downtown	53,000 SF	2,000,000			X
		* 148-150 Tremont Street	Downtown	100,000 SF	3,000,000			X
		* Walker Building (Parsons Brinkerhof)	120 Boylston Street	160,000 SF	3,000,000			X

Appendix Table I-JJ (continued 9)

RETAIL	Year	NAME	LOCATION	SIZE	COST	121A	OTHER EXEMPT	TAXABLE
	1982	& Devonshire Towers	Downtown	20,000 SF	1,800,000	X		
		& Long Wharf Hotel	Waterfront	10,000 SF	1,000,000	X		
MEDICAL	1982	N.E. Medical Center Pediatric Hospital	Downtown	150,000 SF	44,000,000		P	
		Tufts Nutrition Center	Downtown	214,000 SF	30,000,000		X	
		Mass. Rehab Hospital Addition	North Station	32,096 SF	3,500,000			X
INDUSTRIAL	1982	* Fargo Bldg./Barnes Complex (U.S. Army)	Summer Street, South Boston	422,500 SF	16,900,000		X	
		* Teradyne expansion	1000 Washington Street	232,000 SF	33,000,000	X		
		* Pier 6 (EDIC)	South Boston/BMIP		2,500,000		P	
		* Dry Dock 3, Building 22 (EDIC)	South Boston/BMIP		5,500,000		P	
		Braswell Shipyards, Bldg. 30 site (EDIC)	South Boston/BMIP		3,800,000		P	
HOTEL	1982	* Sheraton Boston	Prudential Center	428 rooms	4,300,000			X
		Bostonian	Quincy Market	205 rooms	15,400,000			X
		Long Wharf	Waterfront	395 rooms	30,000,000	X		
RESIDENTIAL	1982	* Children's Museum Condo Conversion	Jamaica Plain	29 DUs	1,600,000			X
		* Wait Street Associates	Back Bay	100 DUs	4,200,000	X		
		Bradford Towers Associates Elderly	South Cove	229 DUs	13,300,000	X		
		On Luck Housing (Congregate)	25-31 Essex Street	28 DUs	1,300,000	X		
		* Governor Apartment Associates	192-213 Kelton Street/Allston	87 DUs	4,200,000	X		
		RHC & Associates	Roxbury	81 DUs	4,000,000	X		
		* Baker Manor	Perin Street/Roxbury	41 DUs	1,600,000	X		
		Brighton-Allston Elderly	69 Holton Street	80 DUs	3,100,000	X		
		* Fieldstone Associates	Franklin Field/Mattapan	97 DUs	5,100,000	X		
		* B'nai B'rith Senior Elderly	Egremont Road/Brighton	150 DUs	6,300,000	X		
		& Devonshire Towers	Milk, Devonshire/Downtown	478 DUs	23,100,000	X		
		* Frankie O'Day Co-op	360-370 Columbus Ave./South End	27 DUs	770,000	X		

* Indicates rehab development or building conversion .
& Indicates multi-use development that may be listed for each use.
Underlined developments are in Central Boston.

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